

LOT
34

25 Hall Lane, Kensington, Liverpool L7 8TD

GUIDE PRICE **£125,000+***

RESIDENTIAL INVESTMENT

Description

A three-storey middle terraced property converted to provide three × one bedroomed self-contained flats benefiting from double glazing and central heating. Two of the flats are currently let by way of Assured Shorthold Tenancies producing a total of £9,513.40 per annum. Flat 2 is in need of refurbishment and modernisation, following which it would be suitable for investment purposes. When fully let the potential rental income is in excess of £16,000 per annum.

Situated

In Kensington Fields in a student hotspot area very close to Liverpool University and the new Liverpool Royal Infirmary within walking distance to Liverpool city centre amenities.

Ground Floor

Main entrance Hallway.

Flat 1 Open Plan Lounge/
Kitchen, Bedroom, Bathroom/
WC, Utility room.

First Floor

Flat 2 Open Plan Lounge/
Kitchen, Bedroom, Bathroom/
WC.

Second Floor

Flat 3 Lounge, Kitchen,
Bedroom, Bathroom/WC.

Outside

Rear Yard.

EPC Rating

Flat 1 D. Flat 2 D. Flat 3 D

Council Tax Band

Flat 1 A. Flat 2 A. Flat 3 A

Joint Agent

PME Estates

